

## Agents

**HAYDEN OUTDOORS**  
Hayden Outdoors. Whatever land is to you, find it here. Call to list your property at **866-741-8323**. To browse available listings or visit [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com). 23-31nt

**TURNER COUNTRY PROPERTIES**  
Call Stephen Turner, listing agent to find out more about the properties Turner Country Properties has available. **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 23-31nt

**RED RIVER REALTY**  
Gary Eldred, Whitney Eldred, Jerry Raymond, Shelby Fuller and Chanler Correll. 301 W Hwy 82, Nococona, TX 76255. Broker, Don Miller, License 0236855. Call **940-825-7000** or visit [www.redriver-realty.com](http://www.redriver-realty.com) for local listings. 23-31nt

**LAND SPECIALIST**  
Bobby Norris, regional director/agent, Licensed in TX. Bobby@haydenoutdoors.com. **817-291-0759**. Whether its 5 acres or 5,000 acres plus, Bobby can help you market or find the perfect farm/ranch property. Hayden Outdoors, The Brand That Sells the Land. [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com). 23-31nt

**BUFORD RESOURCES**  
Call Van Baize real estate associate, ag appraiser, at **940-366-3407** or visit [BufordResources.com](http://BufordResources.com) for information on current listings. 23-31nt

## Farms

**2998 OLD BONITA RD NOCONA, TX**  
Just under 50 acres, this property has it all. The 4 bed/2 bath home has been recently renovated to include granite countertops, ceramic tile, new vinyl flooring and new Whirlpool appliances. The property includes a 5-stall horse barn with water and electric and a 32X40 shop with electricity. Red River Realty. Call today **940-825-7000** or visit [www.redriver-realty.com](http://www.redriver-realty.com). 23-31nt

**HOLTER FARM**  
179.92 acres in Wichita County. Secluded combination property 10 minutes from Wichita Falls. Consists of 134 acres of farmland, the balance is heavily wooded native pasture primarily being mesquites, with hardwoods along a wet weather creek. The creek is unnames and meanders through the wooded area with water in it most of the year. There are two ponds being between one and two acres when full. The ponds offer duck hunting, fishing and watering livestock. The farm also offers great hunting of turkey, hogs, doves, coyotes bobcats, etc. Call Stephen Turner at **940-636-7039** 23-31nt

**DECKER FARMS**  
5.03 acres in Archer County. \$89,500. Call Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 23-31nt

**SIMS FARM**  
210.32 acres in Wichita County. \$2,890/ac. For more information call Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 23-31nt

## For Rent

**FOR RENT**  
2 bedroom, 1 bath older well kept house with window air conditioning units, carport, storm shelter, out building and 1 acre of land. \$1,000 per month with deposit. Pets considered with separate pet fee. Email [6bluebonnets@gmail.com](mailto:6bluebonnets@gmail.com) or call **706-247-5769**. 25-32pd

**HOME FOR RENT**  
3 bedroom, 2 bath ranch house in Solona. Totally updated in 2021. 8 miles from downtown Bowie. 1,100/month-utilities included. no smoking. References suggested. Call or text Danny Deen at 817-480-9019 or email at [Danny77@deenmeat.com](mailto:Danny77@deenmeat.com) 28-35pd

## For Sale

**9 CLAY STREET NOCONA, TX**  
Sitting right under two acres of prime real estate, this location has highway 82 frontage as well as Clay street and Willow street frontage, which gives the property great access from the three main roads. The property includes a feed store of 4,250 sqft, storage buildings and various covered storage buildings. Also included on the property is a 60' and 70' working truck scale. Great opportunity to own a historic piece of property in Montague County with a top-tier location along highway 82. Red River Realty. For more information call **940-825-7000**. [www.redriver-realty.com](http://www.redriver-realty.com). 23-31nt

**HOME, BARNS, PENS**  
47+/- ac in Bowie. \$995,000. For more information call Van Baize at **940-366-3407** or visit [BufordResources.com](http://BufordResources.com) for more listing information. 28-36nt

**5189 CARPENTER RD NOCONA, TX**  
14 acres located just north of Saint Jo. Only minutes from downtown. Plenty of hardwoods for wildlife and privacy for building your weekend home or permanent residence. Great hunting and beautiful views. Red River Realty. Call today for more information at **940-825-7000**. [www.redriver-realty.com](http://www.redriver-realty.com) 23-31

**TURNER ROAD ACRES**  
30 acres in Archer County. \$2,943,000. Call Bobby Norris at **817-291-0759**. [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com). 23-31nt

## Land

**BATTLESHIP MESA**  
3,301.13 acres in Rio Arriba County, NM. \$8,253,000. Call Greg Liddle at **970-946-0374**. Hayden Outdoors. [www.haydenoutdoors.com](http://www.haydenoutdoors.com) 23-31nt

**MORRIS CATTLE COMPANY**  
1,050 acres in Haskell County, OK. \$2,495,000. For more information call Stacy Callahan at **918-710-0239**. Hayden Outdoors. [www.haydenoutdoors.com](http://www.haydenoutdoors.com) 23-31nt

**MEGARGEL, TX**  
5+ to 30+acres. This is an ideal location for a commercial park or a start up company location. Located on the only state hwy in the immediate area. Between two municipalities. Great investment potential. additional acreage available. For more informatio contract Bobby Norris **817-291-0759** -\$2,943,000 28-36nt

**TEE CROSS AT SQUIRREL CREEK**  
\$46,500,000. 43,363 acres in El Paso County, CO. Call Jim Digby at **303-883-8493**. [www.haydenoutdoors.com](http://www.haydenoutdoors.com). 23-31nt

**L.A. HILL**  
63.87 acres in Archer County. \$8,875/ac. For more information call Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 28-36nt

**CLEBURNE, TX**  
\$2,250,000. Property a quarter mile from I-35. Property backs up to a new commercial business park. Huge commercial development potential within the Burleson city limits. A tremendous buy and hold property or get started right away. With rolling terrain and elevations this property is filled with hardwoods as well. For more in formation call Bobby Norris at **817-291-0759**. Bobby@haydenoutdoors.com. 23-31nt

**HAWK HOMESITE**  
5 acres in Wichita County. \$75,000. For more information call Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 23-31nt

**STONEBURG, TX**  
93 +/- ac in Stoneburg. \$750,000. Call Van Baize at **940-366-3407** or visit [BufordResources.com](http://BufordResources.com). 23-31

**JACKSBORO, TX**  
127+/- ac in Jacksboro, TX. \$834,470. For more information call Van Baize at **940-366-3407** to make an offer. Visit [BufordResources.com](http://BufordResources.com). 23-31nt

**HIGHWAY 79 HOMESITE**  
23.93 acres in Archer County. \$9,750/ac. Call Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com). 23-31nt

**HOFFMAN 49**  
49.09 acres in Dewitt County, TX. \$750,000. Call Ricky Gohmert at **361-564-8250**. Hayden Outdoors. [www.haydenoutdoors.com](http://www.haydenoutdoors.com) 28-36nt

**THORNBERRY LOTS**  
4.5 acres in Wichita County. \$45,000. Call Stephen Turner at **940-636-7039** or visit [turnercountryproperties.com](http://turnercountryproperties.com) 23-31nt

## Ranches

**GIBBY RANCH NOCONA, TX**  
Gibby ranch is located near the community of Spanish Fort. This 176+ or -acres is a hunters dream. Two guest cabins and main ranch cabin Both guest cabins have huge covered porches. outdoor fireplace, and lots of seating. Inside the guest cabins you will find bunkhouse style sleeping arrangements with a bathroom. The main ranch cabin is a 2 bed 1 bath w/ a kitchen, dining area, and covered porch. Located outside is a silo that was converted into a bar, outdoor kitchen, firepit, outdoor restroom, and outdoor shower. This place could be a wedding venue if you so desired or like, its current use as a hunting and fishing get away. Call **940-825-7000** or visit [Redriver-realty.com](http://Redriver-realty.com) 28-36nt

**DOUBLE V RANCH**  
\$34,500,000. 20,000 acres in Lincoln County, NM. Call Dax Hayden at **303-619-6774**. [www.haydenoutdoors.com](http://www.haydenoutdoors.com). 23-31nt

**SWANSON RANCH**  
Located south of Electra and west of Wichita Falls. Combination ranch with great hunting. It's entire south and most of the west boundaries adjoin the famous 550k acre Waggoner Ranch. The land is diverse with level to rolling mesquite pasture, large plateaus and ridges with deep ravines, heavily wooded bottom land with Short and Long Creek traversing the ranch and 970 acres of tillable farmland. Great access with frontage 3 sides. Great interior road system, several cattle working pens, numerous ponds. Equipment and cattle are negotiable. 7,086.56 acres. Wichita and Wilbarger Counties. \$1,895/Ac. Call Stephen Turner at **940-636-7039**. Visit [turnercountryproperties.com](http://turnercountryproperties.com). 28-36nt

**SPLIT TRAIL RANCH**  
3,938.81 acres in La Plata County, CO. \$10,160,000. Call Wendell Quall at **970-946-6755**. Hayden Outdoors. [www.haydenoutdoors.com](http://www.haydenoutdoors.com). 23-31nt

**REDUCED PRICE! PREMIER EQUESTRIAN AND HUNTING RANCH**  
354 +/- acres in Bowie. Seller is willing to offer in multiple tracts. \$4,500,000. Call Van Baize at **940-366-3407**. Visit [BufordResources.com](http://BufordResources.com). 23-31nt

**Farm & Ranch Loans**



**888-340-3522 • Bowie**  
[CapitalFarmCredit.com](http://CapitalFarmCredit.com)

**GAINESVILLE HOUSING AUTHORITY**

**1ST MONTH FREE RENT**

Mention this ad to receive 1st month's rent free. Newly renovated 2 and 3-bedroom brick homes located in quiet neighborhoods. Homes come with CH/A, stove, refrigerator, dishwasher, disposal, and washer/dryer connections. Owner pays water and maintains the yard. Rent and security deposit are based on income for qualified applicants. There are no application fees. Pick up your application today at 715 E. California St. or go to [www.gainesvilletxhousingauthority.com](http://www.gainesvilletxhousingauthority.com), click on the Washington Court/Walnut Lane information at the bottom of the page to print out an application. For more information contact Amber Sandoval, Property Manager at (940) 665-1747.

"Customer satisfaction has always been our business"

**MATASKA ROOFING**  
(940) 691-5722 • WICHITA FALLS

INSURED - LICENSED - BONDED  
Free Inspection | Free Estimates  
[WWW.MATASKAROOFING.COM](http://WWW.MATASKAROOFING.COM)

Working with you today,



so your family can enjoy tomorrow.

Serving Montague & Wise Counties

**SUE SWINT REALTY**  
703 E. WISE STREET, BOWIE, TX 940.872.5424

Farm & Ranch • Residential & Commercial  
We buy land, cattle, homes, equipment antiques & furniture  
Josh Swint 940-841-0180 • Doyle Seigler 940-531-1835  
Lesley Swearingin 940-531-1173 • Suzie Treadwell 940-781-2458  
Kris Whiddon 940-366-1140 • Matt Hopson 940-841-0296  
Connie Swain 214-289-9857

MLS

NORTH AMERICA'S

**#1 Selling Walk-In Tub**

Featuring our Free Shower Package

Now you can finally have all of the soothing benefits of a relaxing warm bath, or enjoy a convenient refreshing shower while seated or standing with Safe Step Walk-In Tub's **FREE Shower Package!**

- ✓ First walk-in tub available with a customizable shower
- ✓ Fixed rainfall shower head is adjustable for your height and pivots to offer a seated shower option
- ✓ High-quality tub complete with a comprehensive lifetime warranty on the entire tub
- ✓ Top-of-the-line installation and service, all included at one low, affordable price

Now you can have the best of both worlds—there isn't a better, more affordable walk-in tub!

Call today and receive a **FREE SHOWER PACKAGE PLUS \$1600 OFF** FOR A LIMITED TIME ONLY  
Call Toll-Free 1-844-753-2461

**SAFE STEP WALK-IN TUB**

With purchase of a new Safe Step Walk-In Tub, Not applicable with any previous walk-in tub purchase. Other available series applies last. No cash value. Must present offer at time of purchase.

Call Today for Your Free Shower Package  
**1-844-753-2461**

FINANCING AVAILABLE WITH APPROVED CREDIT  
EASE OF USE  
WARRANTY  
BBB  
LIFETIME

CSLR 1092165 NSCB 0082999 008445